

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on June 7, 5:00 PM

CITY OF EUFAULA, OK

Community Center
121 High Street
Eufaula, OK 74432



NOTICE AND AGENDA OF SPECIAL MEETING

**Monday
June 12, 2023
5:30 p.m.**

Planning and Zoning Commission / Board of Adjustment

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

Council Rules of Decorum limit citizen comments on agenda items, non-agenda items, and public hearings to five (5) minutes. Any person desiring to address the Council during such period is required to sign in with the City Clerk, provide their name, address and specify the agenda item they wish to address. Remarks shall be directed to the matter being considered and the speaker is allowed to speak only one time. If written materials are to be submitted ten (10) copies should be made available, and may not be returned. Under Oklahoma Law, the Council Members are prohibited from discussing or taking any action on items not on today's agenda.

The complete packet of information for the agenda items is available online at
CityofEufaulaOK.com

Planning and Zoning Commission

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member James Hickman

SPECIAL AGENDA
Planning and Zoning Commission
June 12, 2023
5:30 p.m.

There are no agenda items for the Planning and Zoning Commission.

Special Agenda
Board of Adjustment
June 12, 2023
5:30 p.m.

Board of Adjustment

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member James Hickman

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
 - A. Board of Adjustment meeting May 15, 2022
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting a setback variance from the road easement to allow for the building of a small bump out of 8ft extending towards B Street at the following location: Lot 10 Less N19.5' BLK 42 OT-Eufaula 390/570 1070/705. Commonly known as the 225 South B St.
 - a) Conduct a public hearing.
 - b) Take action.
5. Adjournment.

Minutes
Board of Adjustment
May 15, 2023
5:30 p.m.

Board of Adjustment

Chairman Sam Sylvester
Vice Chairman Brandon Linstead
Secretary Gordon Pennington
Member James Hickman

1. Call to Order - 5:30 PM Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
Members Present: Pennington, Sylvester, Linstead, Hickman.
3. Approval of Minutes.
A. Board of Adjustment meeting February 27, 2023
Motion to Approve Minutes by Linstead, 2nd by Pennington. Roll Call Vote: Yes-
Pennington, Sylvester, Linstead, Hickman.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or
Postponement of a zoning variance/ special exception application requesting a variance
in the number of parking spaces required for the construction of a new commercial
building at the following location: for Lots 67 through 69, inclusive, and Lot 66 less and
except the Southerly 5.63 feet of said Lot 66, of Southmore Addition to the City of
Eufaula, Oklahoma, according to the plat recorded in volume 49, page 421 being a part
of the S1/2 of Section 2, T-9-N, R-16-E of the I.B.M., McIntosh County, State of
Oklahoma. AND A tract of land situated in the S1/2 of Section 2, Township 9 North,
Range 16 East of the I.B.M., in McIntosh County, Oklahoma, being more particularly
described by metes and bounds as follows: Beginning at the NW corner of said Lot 72
of Southmore Addition to the City of Eufaula, Oklahoma; thence S09°02'00"W along
the West line of said Southmore Addition a distance of 245.80 feet; thence
N01°09'53"E a distance of 243.51 feet; thence S88°47'38"E a distance of 33.65 feet to
the Point of Beginning. Less and Except the following:
A tract described as: Beginning at the Southwest corner of said Lot 70; thence
N79°24'16"W a distance of 13.30 feet; thence N01°09'53"E a distance of 146.43 feet;
thence S88°47'38"E a distance of 33.65 feet to the Northwest corner of Lot 72,
Southmore Addition to the City of Eufaula; thence S09°02'00"W along the West line of
said Lots 70, 71, and 72, Southmore Addition to the City of Eufaula a distance of
150.00 feet to the Point of Beginning. AND A strip, piece or parcel of land lying in part
of the W1/2 of SE1/4 of Section 2, T-9-N, R-16-E, of the I.B.M., McIntosh County, State

of Oklahoma more particularly described by metes and bounds as follows:
Beginning at a Found 80D nail on the present West Right of Way line of U.S. Highway No. 69 and the Northeast corner of Lot 62 of the Southmore Addition to the City of Eufaula; thence Northwesterly along the abandoned Right of Way line of U.S. Highway No. 69, as described in Book 420, Page 413 of the McIntosh County Clerk's Office, and the Northerly line of said Lot 62 a distance of 50.00 feet to a Set 3/8" Iron Pin with cap and a point on the Easterly Boundary of said Southmore Addition; thence Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition a distance of 165.33 feet to a Set 3/8" Iron Pin with cap and the True Point of Beginning; thence continuing Northeasterly along said abandoned Right of Way line and the Easterly Boundary of said Southmore Addition distance of 198.27 feet to a Found 1/2" Iron Pin and the Northeast corner of Lot 69 of said Southmore Addition; thence Southeasterly a distance of 49.70 feet to a Found 1/2" Iron Pin with cap and a point on the present West Right of Way of U.S. Highway No. 69; thence Southwesterly along said present West Right of Way and a curve to the right having a Radius of 5679.58 feet and a distance of 198.21 feet to a point on said present West Right of Way; thence Northwesterly a distance of 50.00 feet to the True Point of Beginning.
Commonly known as the 600 Block South Main St.

- a) Conduct a public hearing.
- b) Take action.

Speakers – Garrett Carter. Motion to Approve the Variance with the following finding by Hickman, 2nd by Sylvester. Roll Call Vote: Yes – Pennington, Sylvester, Linstead, Hickman.

Findings:

- a) The power lines that dissect the rear of the property make the rear ¼ of the property unusable for building due to the easement and spacing required for safety. The elevation difference between the front and rear of the site creates a difficult space to utilize and can barely accommodate a drive lane that access the rear street.
 - b) The extraordinary conditions do not apply to other properties in the same district because the elevations are not as severe in other areas and the angle/ curvature of the rear street causes the powerline to dissect the property.
 - c) Family Dollar/Dollar Tree operates over 15,000 stores and only require 1/350 for parking. For freestanding buildings in rural markets, they only require 30 parking spaces total.
5. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting a variance to place a mobile home at following location: a tract of land located in Lot 122, Coon Creek Acres, more particularly described as follows, to-wit: Beginning at the NE Corner of said Lot 122; Thence South 114.65 feet; Thence West 169.56 feet; Thence North 97.49 feet; Thence North 84 degrees, 11 minutes, 48 seconds East 169.77 feet to the point beginning.
Commonly known as 1653 McGill Cr.

a) Conduct a public hearing.

b) Take action.

Speakers: Tim Pendley – Applicant. Speakers in opposition of the variance. Judy Kropp, Kenny Osburne. Motion to Deny by Hickman, 2nd by Sylvester. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman.

6. Adjournment.

Motion to Adjourn by Linstead, 2nd by Pennington. Roll Call Vote: Yes- Pennington, Sylvester, Linstead Hickman.



Board of Adjustment Item No. 4

Meeting Date: June 12, 2023

Agenda Item Memo

Item Title: Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning variance/ special exception application requesting a variance for the setback from the road easement to allow for the building of a small bump out of 8ft extending towards B Street to help with the living room space and door placement. This bump out will be built on the existing cement pad. Located at: Lot 10 Less N19.5' BLK 42 OT-Eufaula 390/570. Commonly known 225 South B Street.

Initiator: Jacob L Hunn

Staff Information Source: Julie Musgraves, Executive Assistant.

Background: Mr. Hunn has started construction of a bump out to the living area of an existing structure. The bump out will extend over an existing concrete pad that extends towards B Street.

Attachment: Application, Deed, Site Plan, Pictures of Project, Radius List, Radius Letters, Map, & Indian Journal Publication

CITY OF EUFAULA

APPLICATION FOR ZONING VARIANCE / SPECIAL EXCEPTION REQUEST

Date: May 18, 2023

Address or General Description: 225 S. "B" St. Eufaula, OK 74432

Present Zoning : Commercial/Residential Owner of Record: Jacob L. Hunn

Legal Description of tract under application, if described by meters and bonds, attach plat of survey: Lot No. 10 less 19.5" Blk 42 oT - Eufaula

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other).
Attach documentation of interest and documentation from the owner of record authorizing this specific use permit. N/A

Are there any private or deed restrictions controlling use of tract (If yes, explain) : No

Responsible party for advertising, zoning variance application fee (\$150.00), and any additional fees:

Name: Jacob L. Hunn

Address: 401 N Main, Eufaula, OK 74432

Phone: 918-689-6037

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed:  Date: 5/18/2023

Printed Name: Jacob L Hunn Phone: 918-689-6037

Address: 401 N Main, Eufaula, OK 74432

A. General Description of Property

Size in Acres or Square Feet: 3600 sq. ft.

Current Use: N/A

Topography (Flat, Rolling Hills, Etc.): Flat

Frontage Road (Name and Description): "B" Street, Original Part of Main Street

Identify structures and improvements on property: This building was originally the CL Cooper

Building. It was under duress when I purchased it. The roof had completely collapsed in and the building
was full of trash. Recognizing the importance of it, I purchased it to keep the historic building on the register of
Historic Places. It is now structurally sound with a new roof, the brick walls are regouted and the interior
is being completed.

City Water: YES X NO

City Sewer: YES X NO

Identify the use(s) intended for the subject property: I intend to make this an Air B & B

B. General Description of Adjacent Property

Identify any buildings and give their approximate distance from your property lines: _____

South - Across the street 75 ft is a small home. No other building is within 1/2 block

Explain the surrounding land uses: Most of the surrounding area is grown up and unkept by
the property owners. My property is well kept and mowed weekly.

C. Zoning Variance / Special Exception Request

Is there extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship? No

Does the extraordinary or exceptional conditions or circumstances apply to other property in the same use district? Explain: No, there is no other property in this category.

If the variance is granted will it cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan? Explain: No, the property sits alone and will always have it's own unique characteristics.

Describe the variance/special exception as it pertains to your property: I removed the front

dock to make the front structurally sound and put it back just like it was originally. I would like to add

a small push out of 8 ft. to help with the living room space and door placement. The dock is approximately
3 ft. off the road and has been that way from conception to help settlers fill their wagons from the store
on the first floor.

Describe the benefits, if any, of your requested variance/special exception to the adjacent
properties and/or to the City of Eufaula: The additional push out would help with the size of the
front room. The staircase, which was built to code, took a great deal of space from the front room.

The push out would increase the square footage on the bottom floor.

Identify how well suited the subject property is for the requested variance/special exception.

(Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of
population, availability of utilities, etc.) Explain: It is well suited for this. The additional push

out does not exceed or change the footprint of the existing building. No foliage or soil is built up around
the building. There is great drainage and is 2 1/2 city blocks to city center.

Explain how the variance/special exception request will affect the road system(s) serving your
area: This push out will not affect the the north/south road, which is "B" St. On the east/west

road, Booker T. Washington, drivers will still be able to see clearly the traffic coming from the north.

Give an estimated traffic count (average daily trips) for the variance/special exception request.
How will the potential traffic resulting from the increased use or activity be controlled? _____

N/A

Is the variance/special exception requested comparable to surrounding permitted uses and the
existing development pattern? This building is a standalone historic building. There is nothing surrounding it

to compare to.

How will the variance/special exception request be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects) Explain: There will be no adverse effects to the surrounding properties. The building is unique to Eufaula. It is the last building of the original "Main Street".

Applicant: Do NOT Write Below This Line

Application received by: _____ Date: _____

Tract Acreage: _____ Public Hearing Date: _____

Section: _____ Township: _____

Range: _____ Present Zoning: _____

Application Number: _____ Fee Receipt No: _____

Board of Adjustment Recommendation

Date: _____

Recommendation: _____

Vote: _____

Provisions: _____

Prepared By:
Miller M. Newman, P DDGM
M.W. P H G L, F. & A. M. of Oklahoma
1107 E. Pierce
McAlester, Oklahoma 74501

After Recording Return To:
Mr. Jacob L. Hunn
401 N. Main Street
Eufaula, Oklahoma 74432

1-2019-005248 Book001070 Pg:705
09/25/2019 2:04 pm Pg 0705-0706
Fee: \$ 15.00 Doc: \$ 4.50
Ronda Prince - McIntosh County Clerk
State of Oklahoma



TAX PARCEL ID #: 225 South B St., Eufaula, OK
Lot 10 less 19.5'-Blk 42/390/570


QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Dwight Porter, M.W. Paradise #54, Prince Grand Hall Lodge, F. & A. M. of Oklahoma, ("Grantor"), a representative of the Grand Lodge, **whose address is** 1304 W. Broadway, Muskogee, Oklahoma 74401, **TO** Mr. Jacob L. Hunn ("Grantee"), **whose address is** 401 N. Main St., Eufaula, Oklahoma 74432, all right, title, interest and claim to the following real estate property located at 225 South B Street, in the City/Township of Eufaula, located in the County of McIntosh and in the State of Oklahoma and ZIP code of 74432, to-wit:

Property having Lot No. 10 less 19.5' Blk 42 at Eufaula, with the Section No. 390-570 Building & Property W/, and property beginning at Building & Property with Exception of the Corner Stone/Capsule and its content. Be retain by the M.W. Prince Hall Grand Lodge F. & A. M. and Jurisdiction of Oklahoma.

FOR A VALUABLE CONSIDERATION, in the amount of \$3,000.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of September 20, 2019.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and t the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and /or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.


(Grantor's Signature)

Dwight Porter, M.W. Paradise #54, Prince Hall Grand Lodge F. & A. M. Oklahoma

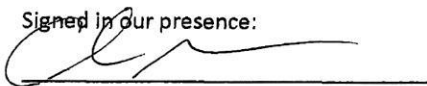
(Grantor's Printed Name)


(Grantee's Signature)

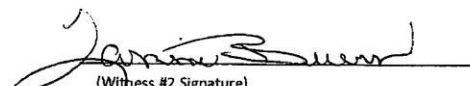
Mr. Jacob L. Hunn

(Grantee's Printed Name)

Signed in our presence:


(Witness #1 Signature)

Christopher Robinson
(FIRST WITNESS PRINTED NAME)


(Witness #2 Signature)

Tammie Burns
(SECOND WITNESS PRINTED NAME)

Grantee's Address:

Mr. Jacob L. Hunn
401 N. Main St.
Eufaula, Oklahoma 74432

Grantor's Address:

Dwight Porter,
M. W. Prince Hall Grand Lodge, F. & A. M. Oklahoma
1304 W. Broadway
Muskogee, Oklahoma 74401

Mail Subsequent Tax Bills To:

Jacob L. Hunn
401 N. Main St.
Eufaula, Oklahoma 74432

I-2019-005248 Book001070 Pg:706
09/25/2019 2:04 pm Pg 0705-0706
Fee: \$ 15.00 Doc: \$ 4.50
Ronda Prince - McIntosh County Clerk
State of Oklahoma

STATE OF OKLAHOMA

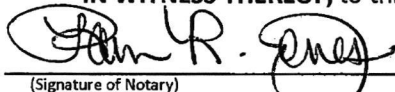
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SS.

COUNTY OF McIntosh

The foregoing Quit Claim deed was acknowledged before me on Sept. 20, 2019 by M. W. Prince Hall Grand Lodge, F. & A. M. Oklahoma, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individuals(s) have executed aforementioned instrument of he/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.



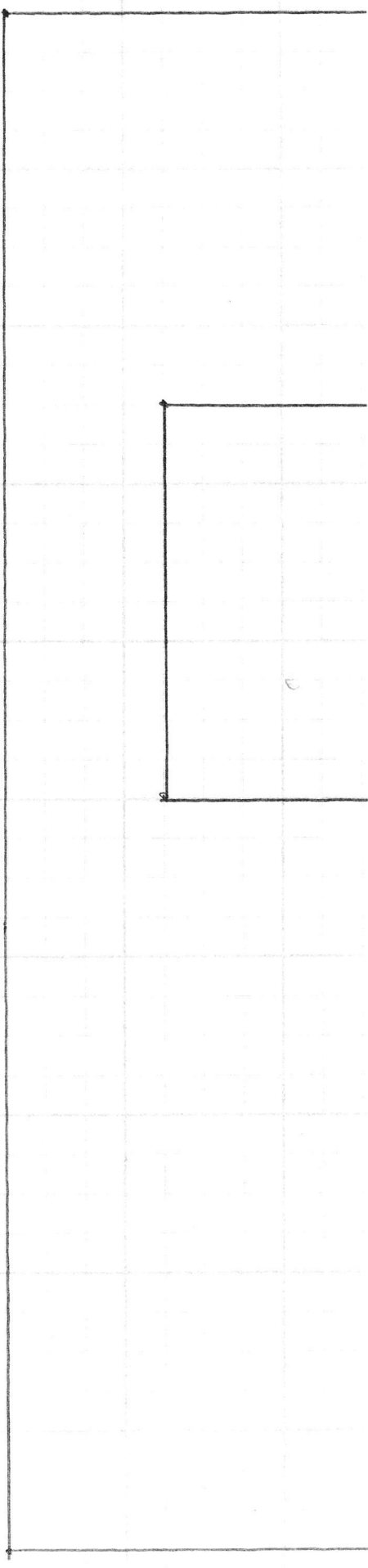
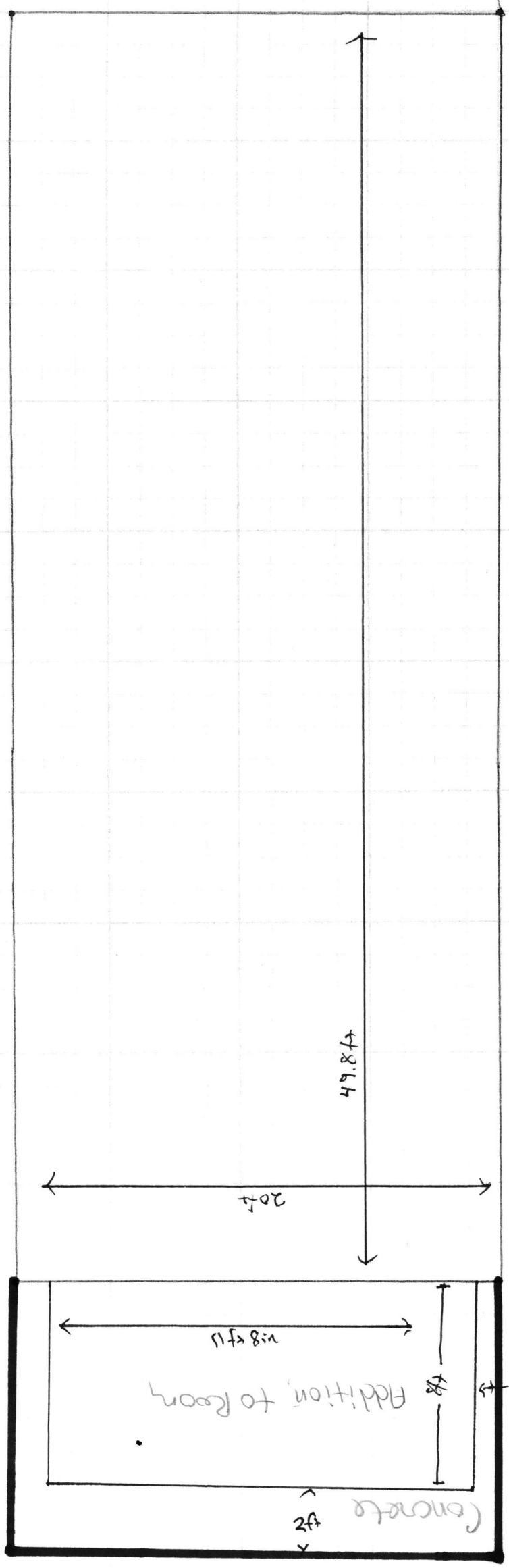
(Signature of Notary)

Pam R. Jones

(Printed Notary Name), Oklahoma

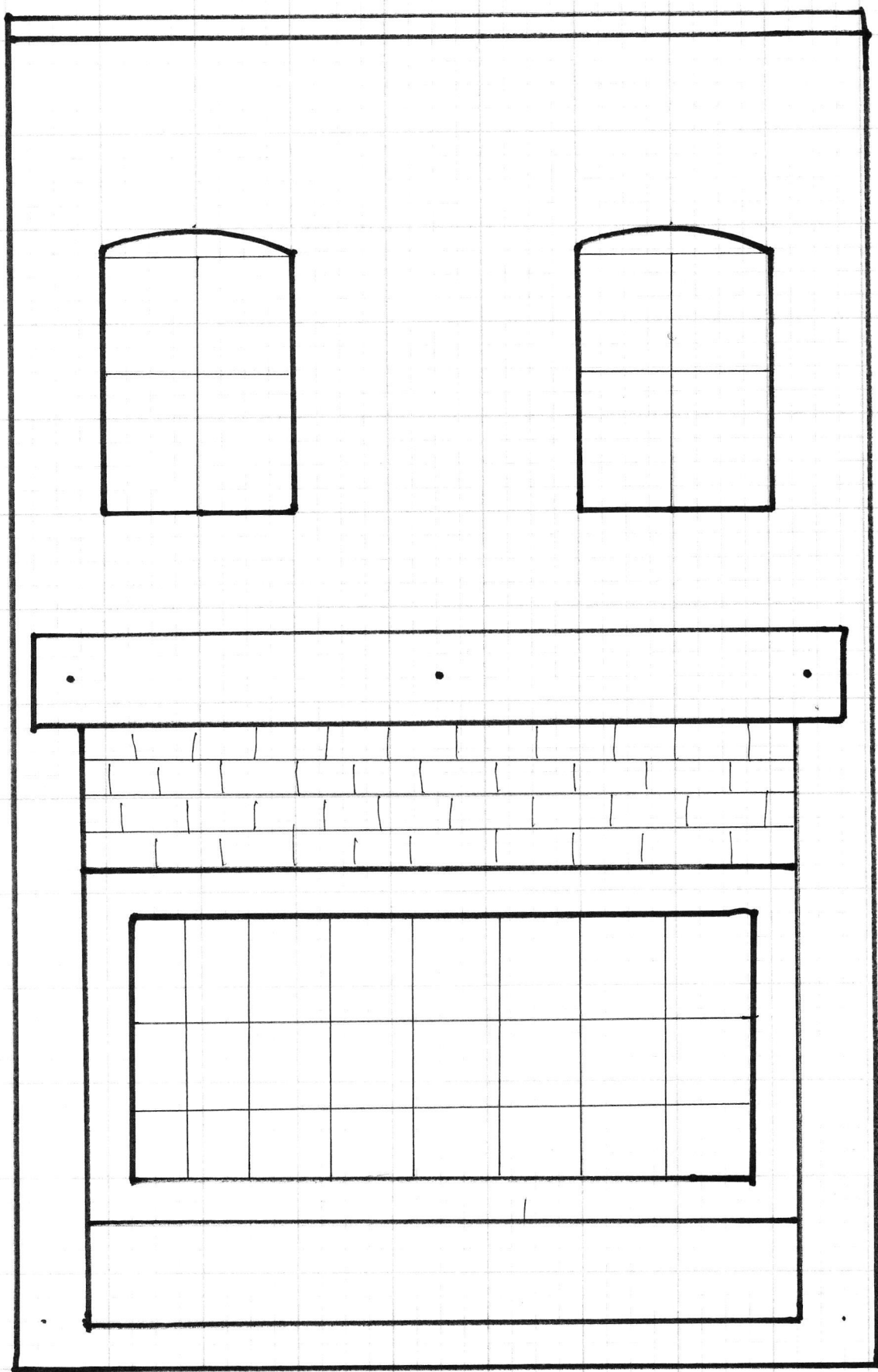
My Commission expires: 6-19-23



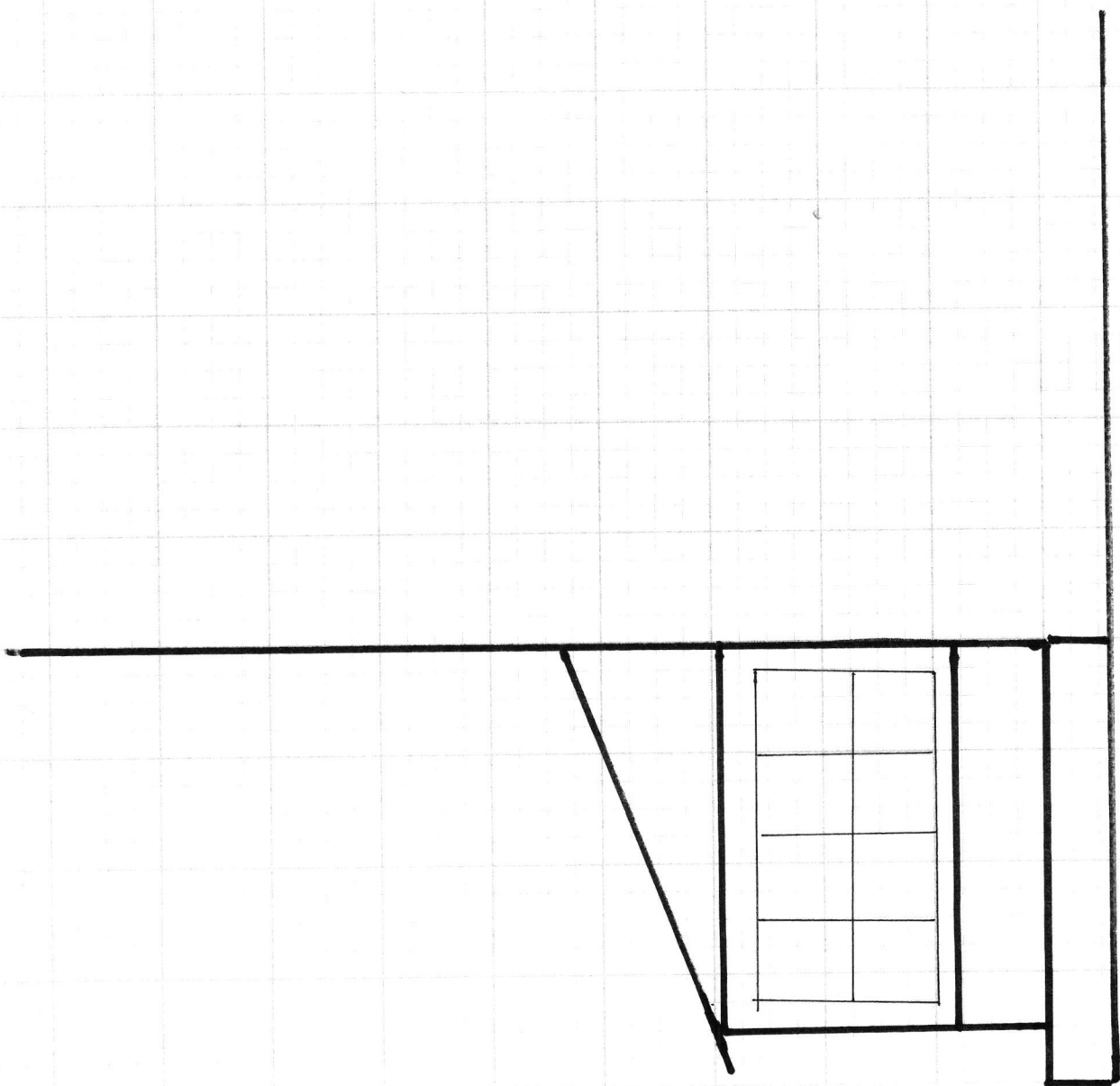


Center line of Road

N
W
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S



150
150
150
150





Booker T Washington







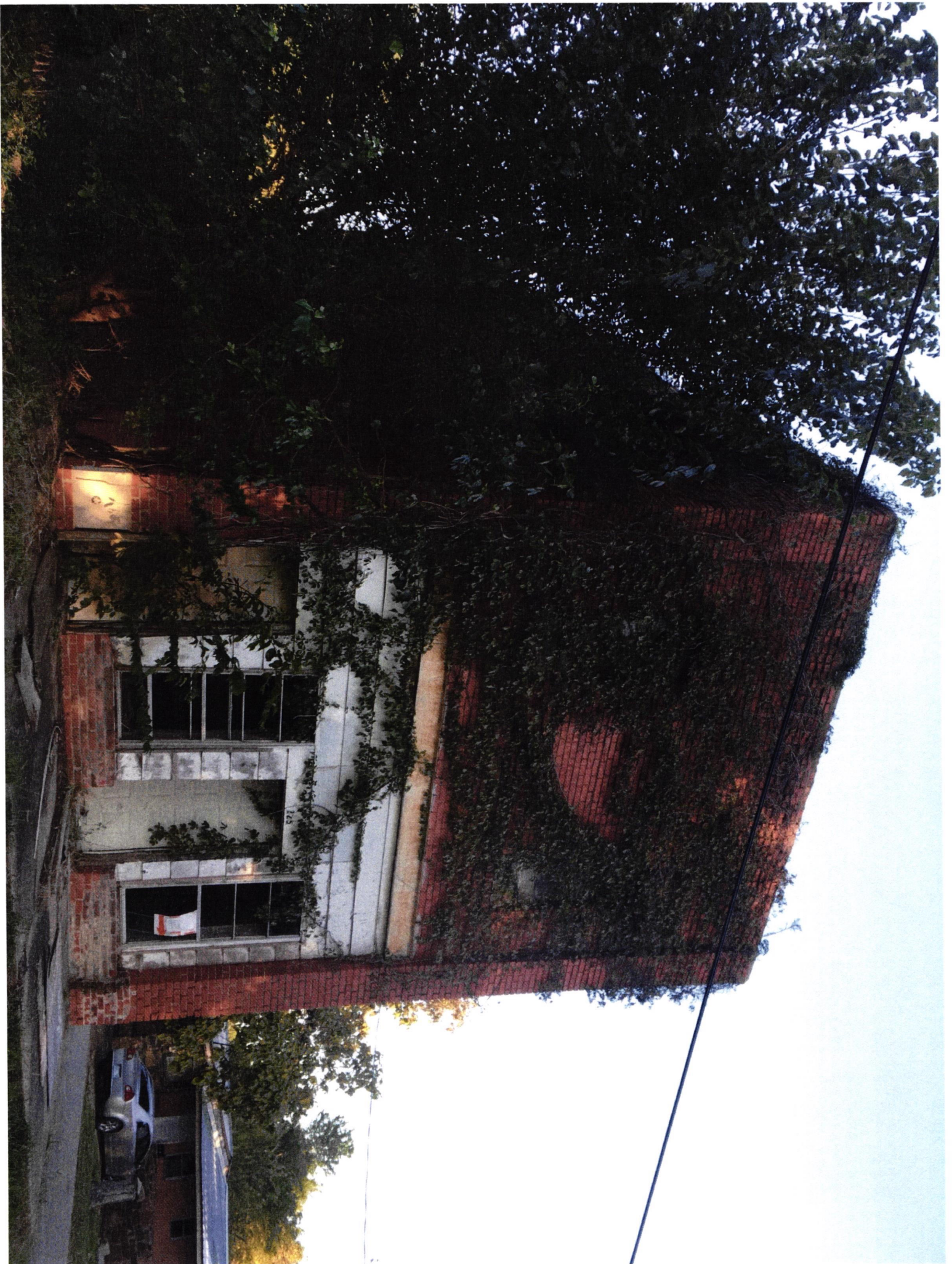
















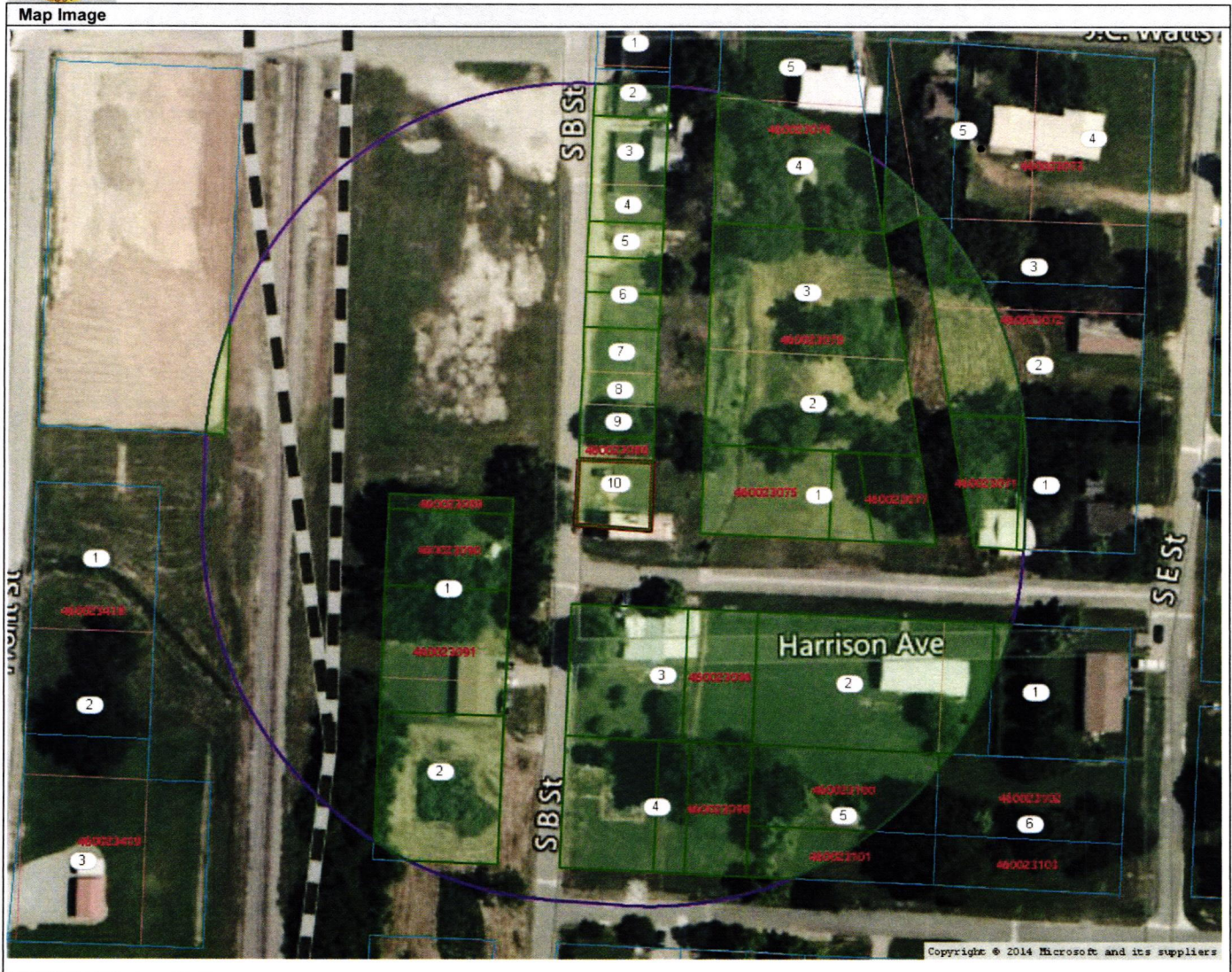


McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/23/2023
Time 09:52:03



Account List

Account	460023097	Current Owner	Legal Description
ParcelID	1001-00-044-004-0-001-00	MCCOY, PATRICK	W2 LOT 4 BLK 44 OT-EUFAULA 923/670
Situs	00309 S "B" ST		950/732 1062/259
Sec/Twn/Rng			
Subdivision	EUFAULA	PO BOX 14	
Block/Lot	0044 / 0004	KINTA	OK 74552-000C
Lot Size	1 Lots	Book/Page 1062-0259	
Account	460023091	Current Owner	Legal Description
ParcelID	1001-00-043-001-0-003-00	HEMBRY, ALICE & CATHY DIXON	S73' LOT 1 & N27' LOT 2 BLK 43 OT
Situs	00304 S "B" ST		EUFAULA 24/446 809/60 820/508
Sec/Twn/Rng			1036/385
Subdivision	EUFAULA	PO BOX 8134	
Block/Lot	0043 / 0001	WICHITA	KS 67208-000C
Lot Size	2 Lots	Book/Page 1036-0385	
Account	460023093	Current Owner	Legal Description
ParcelID	1001-00-044-001-0-001-00	JONES, BLANCHE R. LIFE ESTATE	E110' LOT 1 BLK 44 OT-EUFAULA
Situs	00300 S "E" ST		653/286 653/297 ARNETTA JONES,
Sec/Twn/Rng			CLOYCE E. JONES, MARJORIE A
Subdivision	EUFAULA	2307 N VOLUTSIA	TILFORD
Block/Lot	0044 / 0001	WICHITA	
Lot Size	1 Lots	Book/Page	KS 67219-000C



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/23/2023

Time 09:52:03

Page : 2

Account List

Account	460023070	Current Owner	Legal Description
ParcelID	1001-00-040-001-0-001-00	ETHRIDGE, MAUDE E. & ELLIOT &	E95' LOT 1 BLK 40 OT-EUFAULA
Situs	00222 S "E" ST		1000/170
Sec/Twn/Rng		HOWARD ETHERIDGE & BERNARD DIXON	
Subdivision	EUFAULA	PO BOX 163	
Block/Lot	0040 / 0001	EUFAULA OK 74432-0000	
Lot Size	1 Lots	Book/Page 1000-0170	
Account	460023086	Current Owner	Legal Description
ParcelID	1001-00-042-007-0-000-00	SHAVER, NINES	LOTS 7-9 BLK 42 OT-EUFAULA
Situs	00217 S "B" ST		488/120*****
Sec/Twn/Rng		% JOYCE SPRATT	
Subdivision	EUFAULA	10100 SE 45TH	
Block/Lot	0042 / 0007	OKLAHOMA CITY OK 73150-0000	
Lot Size	3 Lots	Book/Page	
Account	460023090	Current Owner	Legal Description
ParcelID	1001-00-043-001-0-002-00	MCNEAL, ELSIE & ELLIS	N61' OF S134' LOT 1 BLK 43 OT
Situs	00302 S "B" ST		EUFAULA
Sec/Twn/Rng			
Subdivision	EUFAULA	1527 N E 50TH	
Block/Lot	0043 / 0001	OKLAHOMA CITY OK 73111-0000	
Lot Size	1 Lots	Book/Page	
Account	460023083	Current Owner	Legal Description
ParcelID	1001-00-042-005-0-000-00	SHAVER, EARL DEAN	LOT 5 BLK 42 OT-EUFAULA 312/355
Situs	00211 S "B" ST		629/454
Sec/Twn/Rng			
Subdivision	EUFAULA	706 N SEMINOLE	
Block/Lot	0042 / 0005	CLAREMORE OK 74017-0000	
Lot Size	1 Lots	Book/Page	
Account	460023072	Current Owner	Legal Description
ParcelID	1001-00-040-002-0-000-00	RAMIREZ, ALFREDO	LOT 2 & S PT LOT 3 & W PT LOT 3
Situs	00220 S "E" ST		CONTAINING 4305 SQ' BLK 40 OT
Sec/Twn/Rng		82 N POLK ST	EUFAULA 472/335 588/115 779/456
Subdivision	EUFAULA	KIOWA OK 74553-1502	799/250 863/373 874/433 (2 HOUSES)
Block/Lot	0040 / 0002	Book/Page 0874-0433	
Lot Size	2 Lots		
Account	460023092	Current Owner	Legal Description
ParcelID	1001-00-043-002-0-002-00	PIONEER BUSINESS INVESTMENTS	S 118' LOT 2 BLOCK 43 OT-EUFAULA
Situs			1006/445
Sec/Twn/Rng		LLC	
Subdivision	EUFAULA	1575 SE HWY 42	
Block/Lot	0043 / 0002	SUMMERFIELD FL 34491-	
Lot Size	1 Lots	Book/Page 1006-0445	
Account	460023095	Current Owner	Legal Description
ParcelID	1001-00-044-003-0-001-00	JACKSON, DEWAYNE M.	W94' LOT 3 BLK 44 OT-EUFAULA 178/697
Situs	00301 S "B" ST		451/198 457/70 819/541
Sec/Twn/Rng		LIFE ESTATE WILLIAM J & BETTY V JAC	
Subdivision	EUFAULA	301 S "B" ST	
Block/Lot	0044 / 0003	EUFAULA OK 74432-0000	
Lot Size	1 Lots	Book/Page 0819-0541	
Account	460023098	Current Owner	Legal Description
ParcelID	1001-00-044-004-0-002-00	BASSETT, BILL & LESLIE BASSETT	E2 LOT 4 LESS W25' BLK 44 OT
Situs	00107 CLIFFORD SEALS AV		EUFAULA 139/255 916/120 1139/65
Sec/Twn/Rng		1606 LAKEHURST DR	
Subdivision	EUFAULA		
Block/Lot	0044 / 0004	EUFAULA OK 74432	
Lot Size	1 Lots	Book/Page 1139-0065	
Account	460023094	Current Owner	Legal Description
ParcelID	1001-00-044-001-0-002-00	CALDWELL, GENEVIEVE 1/20 &	W40' LOT 1 & ALL OF LOT 2 BLK 44 OT
Situs	00112 E BOOKER T. WASHINC		EUFAULA (& CALVIN FLOYD 1/20,
Sec/Twn/Rng		DANIEL FLOYD JR 1/20 & ETAL	CAROL FLOYD 1/20, TAMMY CHANDLER
Subdivision	EUFAULA	28567 AVONDALE ST	1/20, BRENDA J. WARRIOR 1/12, USHEIL
Block/Lot	0044 / 0001	INKSTER MI 48141-0000	FLOYD, 1/12, JAMES FLOYD JR 1/12,
Lot Size	1 Lots	Book/Page 1068-0724	ARLENE FLOYD 3/20, CARMIN FLOYD
			1/10 & TERRYCIA MITCHELL 1/4INT)



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/23/2023

Time 09:52:04

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Account List

Account	460023076	Current Owner	Legal Description
ParcelID	1001-00-041-001-0-002-00	JACKSON, KIMBER S.	BEG 50'W OF SE/C LOT 1 W36'N TO N/L
Situs	00115 E BOOKER T. WASHINC		LOT 1 E TO 50'W OF SE/C S POB BLK 41
Sec/Twn/Rng			OT EUFAULA 401/48 489/459 597/436
Subdivision	EUFAULA	301 S "B"	819/540
Block/Lot	0041 / 0001	EUFAULA	
Lot Size	1 Lots	Book/Page 0819-0540	OK 74432-000C
Account	460023071	Current Owner	Legal Description
ParcelID	1001-00-040-001-0-002-00	HUNN, JACOB L.	LOT 1 LESS E95' BLK 40 OT-EUFAULA
Situs	00130 E BOOKER T. WASHINC		899/353 1153/233
Sec/Twn/Rng			
Subdivision	EUFAULA	401 N. MAIN ST	
Block/Lot	0040 / 0001	EUFAULA	
Lot Size	1 Lots	Book/Page 1153-0233	OK 74432-000C
Account	460023101	Current Owner	Legal Description
ParcelID	1001-00-044-005-0-002-00	ATCHISON, LAWRENCE EVERT	S40' LOT 5 BLK 44 OT-EUFAULA
Situs			
Sec/Twn/Rng			
Subdivision	EUFAULA	10320 RANGE ROAD SW	
Block/Lot	0044 / 0005	ALBUQUERQUE	
Lot Size	1 Lots	Book/Page	NM 87121-000C
Account	460023099	Current Owner	Legal Description
ParcelID	1001-00-044-004-0-003-00	BASSETT, CLARENCE R.	W25' OF E75' LOT 4 BLK 44 OT EUFAULA
Situs			
Sec/Twn/Rng		% JOHNNY BASSETT	
Subdivision	EUFAULA	1433 N 65TH ST	
Block/Lot	0044 / 0004	KANSAS CITY	
Lot Size	1 Lots	Book/Page	KS 66102-000C
Account	460023084	Current Owner	Legal Description
ParcelID	1001-00-042-006-0-001-00	MCNEAL, ELLIS	N28' OF LOT 6 BLK 42 OT-EUFAULA
Situs			101/300 695/436
Sec/Twn/Rng		% EARL DEAN SHAVER	
Subdivision	EUFAULA	706 N SEMINOLE	
Block/Lot	0042 / 0006	CLAREMORE	
Lot Size	1 Lots	Book/Page	OK 74017-000C
Account	460023085	Current Owner	Legal Description
ParcelID	1001-00-042-006-0-002-00	MCNEAL, JAMES E. SR. ETAL	S28' LOT 6 BLK 42 OT-EUFAULA 383/693
Situs			JAMES E. McNEAL SR, DORIS I. ENGLISH
Sec/Twn/Rng			ALPHONSO McNEAL JOYCE M. SPRATT,
Subdivision	EUFAULA	10100 SE 45TH	RONALD L. ATCHISON 488/120
Block/Lot	0042 / 0006	OKLAHOMA CITY	
Lot Size	1 Lots	Book/Page	OK 73150-000C
Account	460023088	Current Owner	Legal Description
ParcelID	1001-00-042-010-0-002-00	MCNEIL, WILLIS CHARLES ETAL	N19.5' OF LOT 10 BLK 42 OT-EUFAULA
Situs			(APARTMENTS) SOPHIE MARIE McNEIL
Sec/Twn/Rng			1/4 WILLIS CHARLES McNEIL 1/4
Subdivision	EUFAULA	780 McALLISTER ST	WYNELL FAY HOLT 1/4 & RONALD
Block/Lot	0042 / 0010	SAN FRANCISCO	McNEIL 1/8 DONALD McNEIL 1/8 297/67
Lot Size	1 Lots	Book/Page	CA 94102-000C
Account	460023075	Current Owner	Legal Description
ParcelID	1001-00-041-001-0-001-00	PRICE, MATTIE LOU	W103.4' OF LOT 1 BLK 41 OT-EUFAULA
Situs			
Sec/Twn/Rng		% MATTIE LOU McKINNEY	
Subdivision	EUFAULA	1713 MEYERS PL	
Block/Lot	0041 / 0001	OKLAHOMA CITY	
Lot Size	1 Lots	Book/Page 0401-0485	OK 73111-6229
Account	460023078	Current Owner	Legal Description
ParcelID	1001-00-041-002-0-000-00	RAMIREZ, ALFREDO	LOT 2-3 BLK 41 OT-EUFAULA 527/64
Situs			588/115 779/456 799/250 863/373 874/433
Sec/Twn/Rng			
Subdivision	EUFAULA	82 N POLK ST	
Block/Lot	0041 / 0002	KIOWA	
Lot Size	2 Lots	Book/Page 0874-0433	OK 74553-1502



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/23/2023

Time 09:52:04

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Account List

Account	460023077	Current Owner	Legal Description
ParcelID	1001-00-041-001-0-003-00	KING, ESTELLA B.	E50' LOT 1 BLK 41 OT-EUFAULA
Situs			
Sec/Twn/Rng		3859 DOWDELL ST	
Subdivision	EUFAULA		
Block/Lot	0041 / 0001	FT. WORTH TX 76119-	
Lot Size	1 Lots	Book/Page	
Account	460023087	Current Owner	Legal Description
ParcelID	1001-00-042-010-0-001-00	HUNN, JACOB L.	LOT 10 LESS N19.5' BLK 42 OT EUFAULA 390/570 1070/705
Situs	00225 S "B" ST		
Sec/Twn/Rng			
Subdivision	EUFAULA	401 N. MAIN ST	
Block/Lot	0042 / 0010	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 1070-0705	
Account	460023089	Current Owner	Legal Description
ParcelID	1001-00-043-001-0-001-00	HARRIS, REGINALD L.	N12' LOT 1 BLK 43 OT-EUFAULA 746/175
Situs			
Sec/Twn/Rng			
Subdivision	EUFAULA	PO BOX 1000	
Block/Lot	0043 / 0001	CHECOTAH OK 74426-000C	
Lot Size	1 Lots	Book/Page	
Account	460023100	Current Owner	Legal Description
ParcelID	1001-00-044-005-0-001-00	CALDWELL, GENEVIEVE 1/20 &	N65' LOT 5 BLK 44 OT-EUFAULA (& CALVIN FLOYD 1/20, CAROL FLOYD 1/20 TAMMY CHANDLER 1/20, BRENDA J. WARRIOR 1/12, USHEIL FLOYD, 1/12, JAMES FLOYD JR 1/12, ARLENE FLOYD 3/20, CARMIN FLOYD 1/10, & TERRYCIA MITCHELL 1/4INT) 1068/724
Situs			
Sec/Twn/Rng			
Subdivision	EUFAULA	DANIEL FLOYD JR 1/20 & ETAL	
Block/Lot	0044 / 0005	28567 AVONDALE ST MI 48141-000C	
Lot Size	1 Lots	Book/Page 1068-0724	
Account	460023096	Current Owner	Legal Description
ParcelID	1001-00-044-003-0-003-00	FLOYD, CLARA &	E56' LOT 3 BLK 44 OT-EUFAULA
Situs			
Sec/Twn/Rng			
Subdivision	EUFAULA	BEATRICE REDMOND % USHEIL FLOYD	
Block/Lot	0044 / 0003	28567 AVONDALE ST MI 48141-000C	
Lot Size	1 Lots	Book/Page	
Account	460023102	Current Owner	Legal Description
ParcelID	1001-00-044-006-0-001-00	DAVIDSON, TONY	N65' LOT 6 BLK 44 OT-EUFAULA 1006/447 1118/753 1118/756 1118/759
Situs			
Sec/Twn/Rng			
Subdivision	EUFAULA	2559 CROSSCUT LN	
Block/Lot	0044 / 0006	CHOCTAW OK 73020-	
Lot Size	1 Lots	Book/Page 1118-0760	
Account	460023074	Current Owner	Legal Description
ParcelID	1001-00-040-005-0-002-00	WATTS, J.C. JR. & FRANKIE	PT LOT 5 BLK 40 OT EUFAULA BEG NW/C LOT 5 E56.4' S140.66' SW'LY 25.8' TO SW/C SW'LY 30.6' ACROSS "D"ST. N142.86' POB 625/332
Situs	00118 E J.C. WATTS JR AV		
Sec/Twn/Rng			
Subdivision	EUFAULA	:JC WATTS JR	
Block/Lot	0040 / 0005	2500 N VAN DORN STREET #423 ALEXANDRIA VA 22302-000C	
Lot Size	1 Lots	Book/Page 0625-0332	
Account	460023079	Current Owner	Legal Description
ParcelID	1001-00-041-004-0-000-00	INGLE, RANDY JOE & LINDA	LOT 4-5 BLK 41 OT-EUFAULA 663/358-61 985/41 (& MAXIE INGLE, LARRY INGLE)
Situs	00123 E. J.C. WATTS JR AV		
Sec/Twn/Rng			
Subdivision	EUFAULA	PARKHURST & ETAL	
Block/Lot	0041 / 0004	PO BOX 43 EUFAULA OK 74432-000C	
Lot Size	2 Lots	Book/Page 0985-0041	
Account	460023073	Current Owner	Legal Description
ParcelID	1001-00-040-003-0-000-00	RAMIREZ, ALFREDO	PT LOT 3 ALL LOT 4 PT LOT 5 BLK 40 BEG NE/C LOT 4 W155.30' S188.67' TO PT 15.33'N 155.30'W OF SE/C LOT 3 E155 16' N183.23' POB OT EUFAULA 265/96 461/254 465/211 472/335 527/64 588/116 779/456 799/250 863/373 874/432 874/433
Situs	00120 E J.C. WATTS JR AV		
Sec/Twn/Rng			
Subdivision	EUFAULA	82 N POLK ST	
Block/Lot	0040 / 0003	KIOWA OK 74553-1502	
Lot Size	2 Lots	Book/Page 0874-0433	



McIntosh

Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 05/23/2023

Time 09:52:05

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Account List

Account	460023082	Current Owner	Legal Description
ParcelID	1001-00-042-003-0-000-00	REYNOLDS, CYNTHIA & VINSON	LOT 3-4 BLK 42 OT-EUFAULA 498/529
Situs	00209 S "B" ST		516/110 898/680 1073/372* 1119/45
Sec/Twn/Rng		108 SAMANTHA DR	1155/569 1155/573
Subdivision	EUFAULA		
Block/Lot	0042 / 0003	BROOKLAND AR 72417-	
Lot Size	2 Lots	Book/Page 1155-0569	
Account	460023081	Current Owner	Legal Description
ParcelID	1001-00-042-002-0-002-00	KENNEDY, EMMA	S37' OF LOT 2 BLK 42 OT-EUFAULA
Situs			
Sec/Twn/Rng		% CHARLINE OLDEN	
Subdivision	EUFAULA	PO BOX 408	
Block/Lot	0042 / 0002	HOLDENVILLE OK 74848-0408	
Lot Size	1 Lots	Book/Page	
Account	460001485	Current Owner	Legal Description
ParcelID	0000-02-09N-16E-1-002-00	OGLE, TYLER	BEG SE/C BLK 112 S872201E 50' POB
Situs			N023759E 290' S872201E 150' TO PT 50'
Sec/Twn/Rng	2-9N-16E	411960 HWY 9	OF C/L OF MAIN TRACK/MAIN LINE
Subdivision			MPRC S023759W 290' N872201W 150'
Block/Lot		EUFAULA OK 74432-0000	POB & BEG SE/C BLK 101 S771918E 35
Lot Size	3.2600 Acres	Book/Page 1125-0465	54' POB N023759E 333' S895126E 165.19'
			TO PT 50' OF C/L OF MAIN TRACK/MAIN



May 24, 2023

FORESEE READY MIX
PO BOX 246
EUFAULA, OK 74432-0000

Dear Property Owner:

The Board of Adjustments is considering a Zoning Variance / Special Exception application for the following property:

Commonly Known as: 225 South B Street

Legal Description: LOT 10 LESS N19.5' BLK 42 OT-EUFAULA 390/570 1070/705.

Proposed Use: Applicant/s Applicant are requesting a variance for the setback from the road easement to allow for the building of a small bump out of 8ft extending towards B Street to help with the living room space and door placement. This bump out will be built on the existing cement pad.

Applicant/s: Jacob L Hunn

Enclosed is a map showing the section and proposed location being considered for the zoning variance/special exception.

You are being notified because you are listed as a property owner within a 300-foot radius of the property. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

Phone: 918-689-2534

Mail: P.O. Box 684, Eufaula, OK 74432

Email: AA@CityofEufaulaOK.com

This item will be considered by the Board of Adjustments at the meeting on June 12, 2023, at 5:30pm at the Community Center, 121 High Street, Eufaula, OK. You are welcome to attend the public meeting and provide comments at the designated time.

Respectfully,
Julie Musgraves
Administrative Assistant

SHAVER,
NINES

RAMIREZ,
ALFREDO

SB St

42
MCNEIL,
WILLIS
CHARLES
ETAL

41

SB St

HUNN, JACOB
L.

PRICE, MATTIE
LOU

JACKSON
KIMBER

HARRIS,
REGINALD L.

MCNEAL,
ELSIE & ELLIS

Harrison Ave

Harrison Ave

Harrison Ave

43

HEMBRY,
ALICE &
CATHY DIXON

SB St

SB St

JACKSON,
DEWAYNE M.

FLOYD,
CLARA &

44

COUNTY OF MCINTOSH)
STATE OF OKLAHOMA)

IN THE DISTRICT COURT


NO. Public Hearing Notice w/ Map

AFFIDAVIT OF PUBLICATION
COOKSON HILLS PUBLISHERS, INC.
dba The Indian Journal, McIntosh County Democrat
109 S. Main, Eufaula, OK 74432
(918) 689-2191

I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of Cookson Hills Publishers, Inc., Publisher of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Eufaula, for the County of McIntosh, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATION DATES:

May 25, 2023



Signed and sworn to before me on this 25th day of May, 2023.


Notary Public

My Commission expires: April 3, 2026
Commission #06003427

PUBLICATION FEE: \$63.49

217 words; 1 tabular lines; 2 column(s)
— insertions

Notary
Comm
My Comm

Legal Notice

Published in the Indian Journal,
Thursday, May 25, 2023.

City of Eufaula Public Hearing Notice

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on a Zoning Variance / Special Exception Request Application for property located within the City of Eufaula.

The property requesting the Zoning Variance / Special Exception Request is described as follows:

LOT 10 LESS N19.5' BLK 42
OT-EUFAULA 390/570 1070/705.

Commonly Known as: 225 South B St.

Proposed Use: Applicant is requesting a variance for the setback from the road easement to allow for the building of a small bump out of 8ft extending towards B Street to help with the living room space and door placement. This bump out will be built on the existing cement pad.

Applicant/s: Jacob L Hunn
The public hearing will be held as follows:

June 12, 2023 at 5:30 P.M Board of Adjustments, Eufaula Community Center, 121 High Street.

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the zoning variance/special exception request. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Eufaula City Hall at 918-689-2534. A copy of the application is available for public inspection during normal working hours and can be accessed from the Eufaula City Hall at 918-689-2534 or by emailing aa@cityofeufaulaok.com.

